

SNAPSHOT of HOME Program Performance--As of 03/31/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Nashville-Davidson**

State: **TN**

PJ's Total HOME Allocation Received: **\$52,236,107**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	B	Overall
Program Progress:				PJs in State:	8		
% of Funds Committed	100.00 %	97.33 %	1	97.21 %	100	100	
% of Funds Disbursed	97.96 %	91.20 %	1	90.53 %	88	85	
Leveraging Ratio for Rental Activities	1.82	1.51	2	4.97	20	24	
% of Completed Rental Disbursements to All Rental Commitments***	83.01 %	86.25 %	6	85.01 %	21	20	
% of Completed CHDO Disbursements to All CHDO Reservations***	84.33 %	79.41 %	2	73.71 %	68	67	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	48.40 %	63.63 %	7	81.48 %	2	4	
% of 0-30% AMI Renters to All Renters***	32.08 %	43.52 %	6	45.54 %	25	0	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	51.84 %	70.87 %	8	96.14 %	0	1	
Overall Ranking:				In State:	8 / 8	Nationally:	5
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$10,958	\$15,152		\$28,248	1,655 Units	43.90 %	
Homebuyer Unit	\$13,179	\$12,894		\$15,487	1,359 Units	36.00 %	
Homeowner-Rehab Unit	\$18,404	\$25,465		\$0	752 Units	19.90 %	
TBRA Unit	\$75	\$10,488		\$3,211	4 Units	0.10 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Nashville-Davidson TN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$25,152	\$84,804	\$20,002
State:*	\$40,469	\$74,227	\$33,297
National:**	\$101,183	\$78,322	\$24,013

CHDO Operating Expenses:
(% of allocation)

PJ: 3.2 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.85

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	35.0	25.6	24.6	0.0	Single/Non-Elderly:	63.4	28.6	13.6	0.0
Black/African American:	59.8	57.4	73.4	0.0	Elderly:	15.8	1.4	59.6	0.0
Asian:	0.2	0.6	0.1	0.0	Related/Single Parent:	13.2	38.8	13.7	0.0
American Indian/Alaska Native:	0.3	0.1	0.0	0.0	Related/Two Parent:	4.2	17.0	6.1	0.0
Native Hawaiian/Pacific Islander:	0.1	0.3	0.0	0.0	Other:	2.9	4.0	4.4	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.1	0.0	0.0					
Black/African American and White:	0.0	0.1	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.1	3.2	0.0	0.0					
Asian/Pacific Islander:	0.1	0.1	0.1	0.0					
ETHNICITY:									
Hispanic	3.9	2.5	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	49.2	25.0	51.9	0.0	Section 8:	43.6	0.7 [#]		
2 Persons:	21.2	22.4	24.2	0.0	HOME TBRA:	0.2			
3 Persons:	16.5	20.3	10.0	0.0	Other:	11.5			
4 Persons:	8.9	13.9	6.6	0.0	No Assistance:	44.0			
5 Persons:	2.7	5.5	4.0	0.0					
6 Persons:	0.5	1.3	0.8	0.0					
7 Persons:	0.3	0.9	0.7	0.0					
8 or more Persons:	0.1	0.7	0.1	0.0	# of Section 504 Compliant Units / Completed Units Since 2001			123	

* The State average includes all local and the State PJs within that state

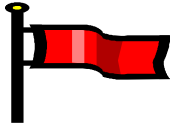
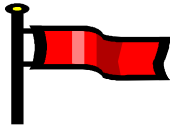
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Nashville-Davidson State: TN Group Rank: 5
 (Percentile)
 State Rank: 8 / 8 PJs Overall Rank: 0
 (Percentile)
 Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 79.77%	83.01	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 57.73%	84.33	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	48.4	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.23%	51.84	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.200	0.33	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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